

179.0

0008

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,444,500 /

Total Card / 1,444,500

USE VALUE:

1,444,500 /

Total Parcel 1,444,500

ASSESSED:

1,444,500 /

1,444,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
21		BROWNING RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: NIZZA SUZANNE	
Owner 2: YANG PETER	
Owner 3:	

Street 1: 21 BROWNING RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CAMILY LLC -

Owner 2: -

Street 1: 220 MAYNARD RD

Twn/City: SUDBURY

St/Prov: MA Cntry

Postal: 01776

**NARRATIVE DESCRIPTION**

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Vinyl Exterior and 4522 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

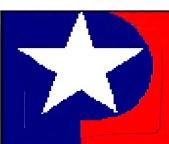
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8387		Sq. Ft.	Site		0	70.	0.80	7									470,130						470,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		8387.000	974,400		470,100	1,444,500			122067
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/20/20		
							!14136!		

**USER DEFINED**

Prior Id # 1:	122067
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	18:24:19
LAST REV Date	Time
06/24/21	09:57:28
danam	
14136	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	974,400	0	8,387.	470,100	1,444,500		Year end	12/23/2021
2021	101	FV	850,300	0	8,387.	470,100	1,320,400		Year End Roll	12/10/2020
2020	101	FV	212,100	0	8,387.	470,100	682,200	682,200	Year End Roll	12/18/2019
2019	101	FV	186,800	0	8,387.	470,100	656,900	656,900	Year End Roll	1/3/2019
2018	101	FV	186,800	0	8,387.	396,200	583,000	583,000	Year End Roll	12/20/2017
2017	101	FV	186,800	0	8,387.	362,700	549,500	549,500	Year End Roll	1/3/2017
2016	101	FV	186,800	0	8,387.	308,900	495,700	495,700	Year End	1/4/2016
2015	101	FV	185,900	0	8,387.	268,600	454,500	454,500	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMILY LLC,	74975-283	1	6/26/2020		1,560,000	No	No		
PAYNE JESSICA,	72893-471	1	7/9/2019	Change>Sale	675,000	No	No		
ROSEN STEVEN D	24450-379		4/4/1994			No	No	A	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2020	6	Heat App	17,000	C				
9/17/2019	1422	Addition	345,000					
7/23/2019	1129	Renovate	6,000	C				
5/2/2006	324	Siding	12,800		G7	GR FY07	VINYL SIDING	
9/3/2003	735	Redo Kit	45,000	C	G6	GR FY06	new bmt wndws & fr	

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
5/20/2020	Meas/Inspect	DGM	D Mann
7/12/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	355	PATRIOT
10/15/2008	Meas/Inspect	355	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
6/23/2005	Permit Visit	BR	B Rossignol
3/10/2000	Inspected	264	PATRIOT
1/12/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA / / /

